

LINCOLN PLANNING BOARD

APRIL 22, 2009

APPROVED

The regular meeting of the Planning Board was held on Wednesday, April 22, 2009, at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.

Chairman Olean called the meeting to order at 7:01 p.m. The following members were present: Gerald Olean, John Hunt, Timothy Griffin and Kenneth Bostic. Also in attendance were Town Planner Albert Ranaldi, Town Engineer N. Kim Wiegand and Joelle C. Sylvia for the Town Solicitor. Russell Hervieux kept the minutes.

The following members were absent from this meeting: Michael Reilly, Greg Mercurio Jr. and Wilfred Ordonez.

Chairman Olean advised that four members were present; have quorum.

CONSENT AGENDA

Chairman Olean reminded members that the consent agenda has eight zoning applications, one final approval and staff reports. A consent agenda is normally voted on in total unless a member motions to remove an item.

Motion was made by member Bostic to accept the consent agenda as presented was seconded by member Griffin. Motion was approved by all members present.

COMPREHENSIVE PERMIT

a. The Residences at Stone Creek AP 20 Lot 15 Land Development Break Hill Development, Inc. Breakneck Hill Rd. Preliminary Plan Discussion/Approval

Mr. Ranaldi stated that the applicant had to have their wetlands re-delineated which were requested by RIDEM. The applicant found that there was some enlargement of existing wetlands. The applicant had to do some redesign because of the new wetland area. The applicant felt it would have plans ready for tonight's hearing. Unfortunately, the Town did not receive the new plans but did receive a letter from the applicant requesting to be continued to next month's agenda. The applicant is giving the Planning Board an extension of three months, until July 22, 2009, to make a decision at preliminary plan level. The applicant is here tonight to answer any questions. Chairman Olean reminded the Board and the applicant that the public hearing originally planned for May would have to be put off until June.

John DiBona, attorney for the applicant, made a brief presentation to

the Board. Mr. DiBona stated that the timeline spoken about by Chairman Olean is acceptable to the applicant. The applicant will try to submit the new plans as soon as possible to keep this project moving forward.

MINOR SUBDIVISION REVIEW

a. Berkshire Drive Subdivision AP 33 Lots 66 Preliminary Plan

**Roland Montigny Berkshire Drive & Ledge
Way Discussion/Approval**

Mr. Ranaldi stated that this application is under the 2005 subdivision regulations. This application represents the subdivision of one lot into two residential lots accessed from an existing road. The project is classified as a minor subdivision with no public hearing required. The Board has until June 18, 2009 to make a decision. The TRC reviewed this application and had one concern on the site plan. There is no turn around for safety at the end of this existing road. The TRC requested an opinion in writing from the Albion Fire Department on this issue. The Fire Department issued a letter stating that a cul-de-sac would not be required in this case as the road is shorter than 300 feet. The TRC accepted the response from the Albion Fire Department. There is no RIDEM permit needed. The TRC recommends approval with conditions. The conditions are that the applicant must acquire a Narragansett Bay Commission permit, drywells to be installed for roof drains and granite bounds installed

marking the corners of the subdivision property lines.

Mark Krieger, attorney for the applicant made a brief presentation to the Board. Mr. Krieger presented the Board with the original copy of the letter from the Albion Fire Department spoke of earlier. Mr. Krieger requested that the Board delegate the Final Approval to the Administrative Officer. Chairman Olean asked if the applicant has read all the conditions and accepts them. Mr. Krieger stated that the applicant agrees to all conditions.

Motion made by member Hunt to approve the preliminary plan with conditions as stated in the TRC report was seconded by member Griffin. Motion was approved by all members present.

Motion made by member Griffin to delegate final plan approval to the Administrative Officer was seconded by member Hunt. Motion was approved by all members present.

b. McManus Great Road Subdivision AP 22 Lot 75 Preliminary Plan

Richard McManus Great Road Discussion/Approval

Mr. Ranaldi stated that this application is under the 2005 subdivision regulations. This application represents the subdivision of one lot into three residential lots on an existing road. The Board has until June 18, 2009 to make a decision on the preliminary plan. The TRC

reviewed the application and has a few recommendations. In general this minor subdivision meets all of the requirements. Therefore, the TRC recommends approval with conditions. The conditions are to receive a letter of sewer availability from the Town sewer supervisor, the applicant must obtain a permit from Narragansett Bay Commission and the applicant needs approvals from the Lincoln Water Commission. A Physical Alteration Permit must be obtained from RIDOT. The applicant must reduce the size of the existing garage by four feet to make the total square footage to be less than 500 square feet. Drywells are recommended on the new lots. Granite bounds must be installed marking the location of the subdivision corners. The garage is being reduced to meet our zoning standards. If the garage was not reduced this application would require a zoning variance and bump this minor application to a major application. The applicant chose to remove a section of the garage.

Robert Walker, son of the applicant spoke briefly to the Board. Mr. Walker stated that the applicant has read and agrees to all of the conditions of the TRC. Mr. Walker has the engineer who did the plan present tonight if the Board has any questions. Chairman Olean wanted to make it clear that the applicant has 90 days to remove the section of the garage in order to move to final plan approval. Mr. Walker stated that the 90 day period is sufficient. Mr. Walker also requested that the Board grant final plan approval to the Administrative Officer.

Motion made by member Bostic to approve the preliminary plan with conditions as stated in the TRC report was seconded by member Hunt. Motion was approved by all members present.

Motion made by member Griffin to delegate final plan approval to the Administrative Officer was seconded by member Hunt. Motion was approved by all members present.

SECRETARY'S REPORT

The Board was given one set of minutes to review. They are for March 25, 2009. The Town Planner Al Ranaldi stated that he has reviewed these minutes.

Motion made by member Griffin to dispense with the reading of the March 25, 2009 minutes was seconded by member Hunt. Motion was approved by all members present.

Motion made by member Hunt to approve the minutes of March 25, 2009 as presented was seconded by member Griffin. Motion was approved by all members present.

Chairman Olean reminded members of the Board to supply an updated phone number contact to the Town Planner.

Motion was made by member Griffin to adjourn which was

seconded by member Hunt at 7:21 pm. Motion was approved by all members present.

Respectfully submitted,

Russell Hervieux